

CURRENT 2/9/2022



Chick-fil-A

5200 Buffington Road
Atlanta, Georgia 30349



ARCHITECTURE
ENGINEERING

3680 Pleasant Hill Road
Suite 200
Duluth, Georgia 30096
p 770.622.9858
f 770.622.9536
www.hillfoleyrossi.com

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HILL FOLEY ROSSI & ASSOCIATES, LLC
REG. NO. P-0271 EXP. 6/30/2022

CHICK-FIL-A
Matthews
9905 Matthews Park Drive
Matthews, NC 28105

DEVELOPER / OWNER INFORMATION: CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GA 30349
CHAD ROSS
CHADROSS@CFACORP.COM

DESIGNER INFORMATION: HILL FOLEY ROSSI, LLC
3680 PLEASANT HILL ROAD
SUITE 200
DULUTH, GA 30096
CASEY DURDEN, P.E.
CDURDEN@HFR.AA.COM

PROJECT LOCATION: 9905 MATTHEWS PARK DRIVE
MATTHEWS, NC 28105

PROPERTY AREA: 1.40 ACRES

BUILDING AREA
EXISTING BUILDING AREA: ±4,317 SF (TO BE DEMOLISHED)
PROPOSED BUILDING AREA: ±4,989 SF (P13-SE-LRG)
ZONING: B-1 (HIGHWAY BUSINESS)

NUMBER OF SEATS
INDOOR: 132 SEATS
OUTDOOR: 16 SEATS
TOTAL: 148 SEATS

EXISTING PARKING
REGULAR: 53 SPACES
ACCESSIBLE: 4 SPACES
PARKING EXISTING: 57 SPACES

PARKING REQUIRED
MINIMUM PARKING (CITY OF CITY OF MATTHEWS, NC UDO)
= 1 SP/3 SEATS + 1 SP FOR EVERY 2 EMPLOYEES
SEATS = 148 TOTAL
EMPLOYEES = 20
148 SEATS / 3 = 49.33 SPACES (EMPLOYEES)
PARKING REQUIRED = 60 SPACES

PARKING PROVIDED
REGULAR: 59 SPACES
ACCESSIBLE: 3 SPACES
PARKING PROVIDED = 62 SPACES

PARKING PROVIDED = 62 SPACES > PARKING REQUIRED = 60 SPACES
BICYCLE SPACES = 10% OF TOTAL PARKING = 6 SPACES

BUILDING SETBACKS (CITY OF MATTHEWS, NC UDO TABLE 155.604.2)
STREET / PERIMETER: 40'
LEFT SIDE: 10'
RIGHT SIDE: 10'
REAR: 10'

LANDSCAPE
LANDSCAPE STRIP: 8'

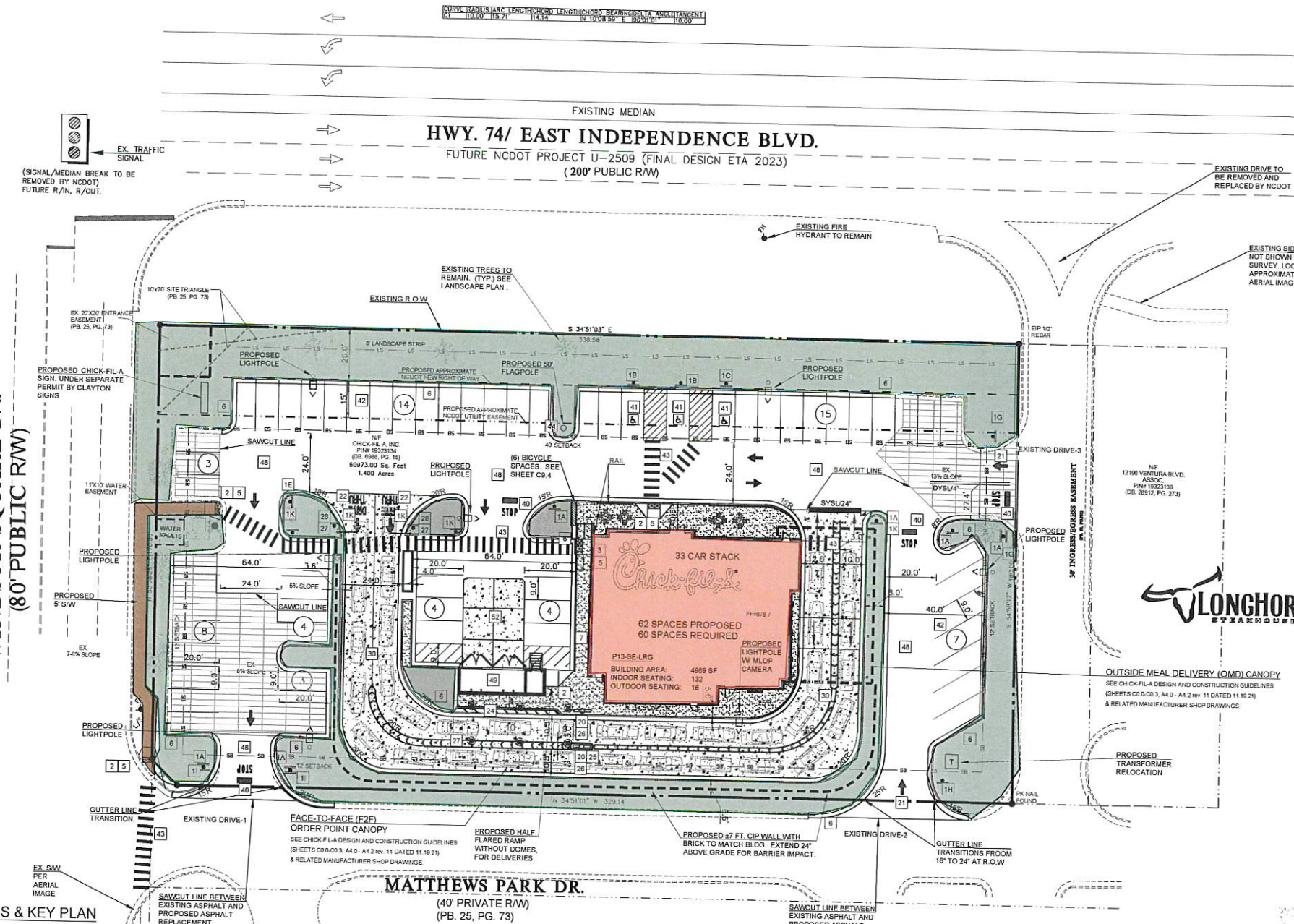
SURVEY REFERENCE

INFORMATION SHOWN HAS BEEN BASED ON AN ELECTRONIC AS-BUILT SURVEY BY
MSP, INC. DATED 9-15-2021.

NOTICE: PEDESTRIAN SAFETY

THE CONTRACTOR SHALL TAKE NECESSARY MEASURES TO SEPARATE EACH
WORK AREA FROM PEDESTRIAN TRAFFIC AND TO ENSURE SAFE PEDESTRIAN
PASSAGE AT ALL TIMES.

THE CONTRACTOR SHALL ALSO UTILIZE SAFE WARNING SIGNS, BARRICADES
AND OTHER RELATED MEASURES, AS NECESSARY. THE CONTRACTOR SHALL
COORDINATE PERIODICALLY WITH THE PROJECT MANAGER TO REVIEW
SAFETY CONCERNS AND ADVISE ON ACTIVE WORK AREAS.



SITE LEGEND	
[Symbol]	EXISTING PAVEMENT SECTION
[Symbol]	2" MILL AND OVERLAY ASPHALT SECTION
[Symbol]	NEW DRIVE THRU CONCRETE PAVING SECTION
[Symbol]	PROPOSED SIDEWALK CONCRETE SECTION
[Symbol]	PARKING SPACES
[Symbol]	PROPOSED CURB AND GUTTER
[Symbol]	EXISTING CURB AND GUTTER
[Symbol]	SWSL/24" 24" SINGLE WHITE SOLID LINE
[Symbol]	SYSL/4" 4" SINGLE YELLOW SOLID LINE
[Symbol]	PROPOSED LIGHTPOLE

SITE PLAN DESIGN NOTES & KEY PLAN

- SIDEWALK AREAS**
- 2 HANDICAP RAMP WITH FLARED SIDES
 - 3 IN-LINE HANDICAP RAMP
 - 5 TRUNCATED DOMES
 - 6 NEW 24" CURB AND GUTTER
 - 7 TYPICAL CONCRETE SIDEWALK DETAIL
 - 8 ALUMINUM HANDRAIL
- DRIVE-THRU AREAS**
- 20 MENU BOARD & CANOPY ORDERING STATION
 - 21 DIRECTIONAL ARROW (TYP.)
 - 22 DRIVE-THRU GRAPHICS
 - 24 2" CONCRETE STRIP WITH STRIPING AT DUAL DRIVE THRU FOR FACE-TO-FACE ORDERING
 - 25 DRIVE THRU ORDER POINT ISLAND CURB
 - 26 MENU BOARD LOOP DETECTION SYSTEM
 - 27 BOLLARD DETAIL
 - 28 DRIVE THRU CLEARANCE BAR - 9'-0"
 - 30 CONCRETE PAVING AT DRIVE THRU LANE CONTROL JOINT 12X12 MAX
- GENERAL SITE AREAS**
- 40 STOP LINE GRAPHIC
 - 41 PAINTED HANDICAP PARKING SYMBOL (TYP.)
 - 42 STANDARD PARKING STALL & STRIPING DETAIL (TYP.)
 - 43 6" CROSSWALK DETAIL
 - 44 FLAGPOLE - WITH GROUNDING EXC SERIES 50 FOOT FLAG POLE PACKAGE BY APPROVED VENDORS: THE FLAG COMPANY OR ATLAS FLAGS
 - 47 TRAVERSE & LONGITUDINAL CONTRACTION JOINT 12X12 TYPICAL
 - 48 TYPICAL ASPHALT PAVEMENT SECTION
 - 49 DUMPSTER/STORAGE BUILDING WITH CONCRETE APPROACH PAD (SEE ARCH. PLANS)
 - 50 GATES TO BE INSTALLED BY BUILDING CONTRACTOR WITH DUMPSTER STRUCTURE COORDINATE WITH PAVEMENT INSTALLATION.
 - 52 CONCRETE APRON AT TRASH ENCLOSURE
- SITE METALS**
- ALL SITE METALS TO BE PAINTED DARK BRONZE INCLUDING DIRECTIONAL SIGNAGE. (SITE LIGHTING IS EXCLUDED.)
"SHERVIN WILLIAMS BRONZETONE CUSTOM COLOR CHART - DARK BRONZE"

- SITE SIGNAGE**
- 1 DIRECTIONAL SIGNAGE
ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION.
- 1A "STOP" SIGN R1-1 (30"x30")
1B HANDICAP SIGN (REGULAR) IN BOLLARD
1C HANDICAP SIGN (VAN) IN BOLLARD
1D "DRIVE-THRU" SIGN
1E "ONE WAY" SIGN
1F CHICK-FIL-A DIRECTIONAL SIGN (ENTER/EXIT)
1G TRUCK DELIVERY SIGN
1H "NO TRUCKS" DELIVERY SIGN
1I "DO NOT ENTER" SIGN (R5-1)
1J "YIELD TO PEDESTRIANS" SIGN

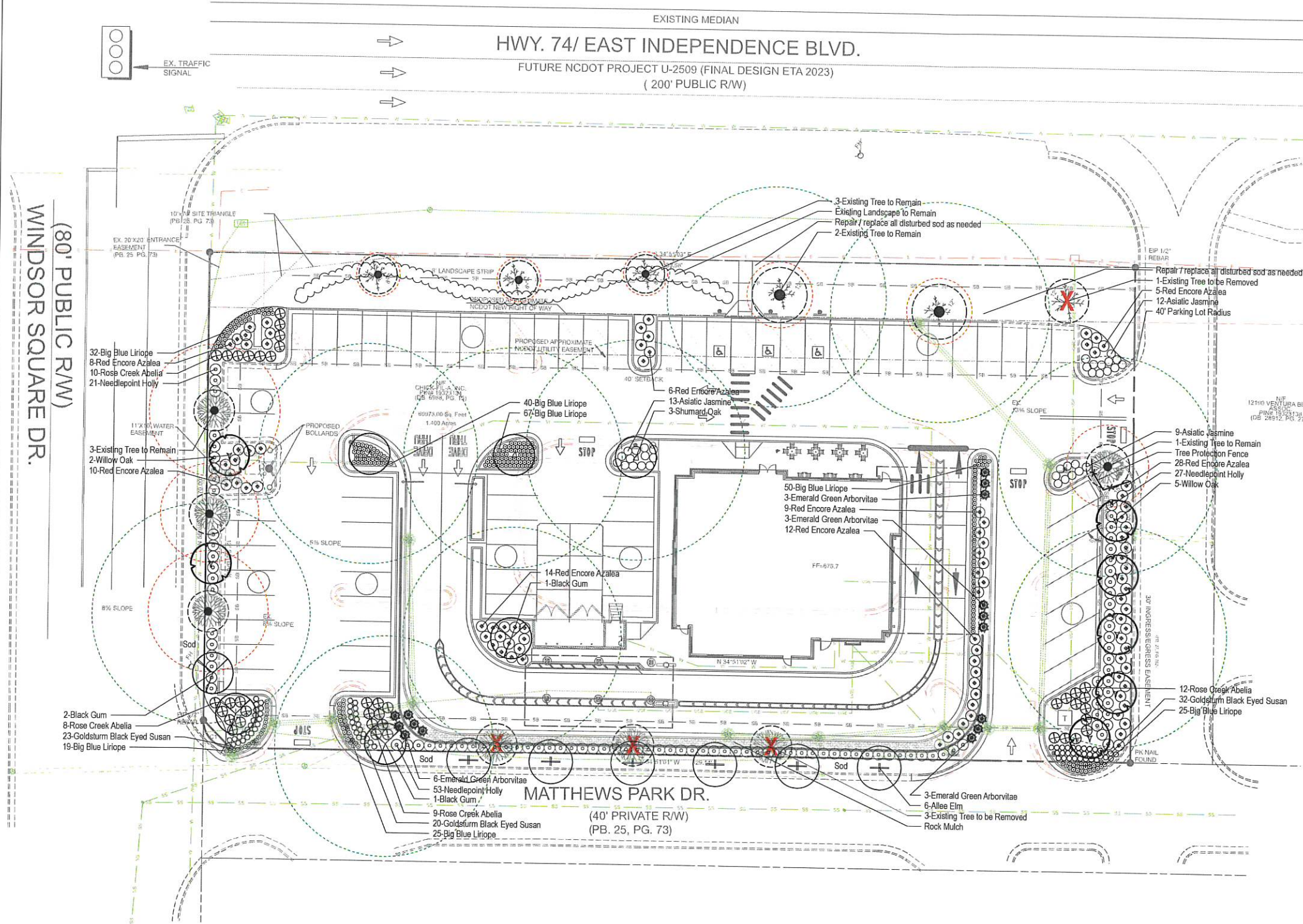
STORMWATER NOTE
REFERENCE IS MADE TO THE ENGINEERING PLANS BY COPER TECHNICAL SERVICES, INC. DATED 7-29-92. NOTE #14. SUBJECT SITE IS PART OF EXISTING OFFSITE DETENTION POND. ASSOCIATED REDEVELOPMENT WILL RESULT IN A DECREASE OF BUILT UPON AREA. NO PROPOSED STORM WATER TREATMENT HAS BEEN PROPOSED.
PRE DEVELOPMENT BUA: 47,076 SF
PROPOSED POST DEVELOPED BUA: 45,817 SF (MEASURED)

Site Plan only FSR#0836
Board of Commissioners
APPROVED
February 14, 2022
Lori Canapinno, Town Clerk

SITE PLAN

SCALE: 1 INCH = 20 FEET
GRAPHIC SCALE

CONSULTANT PROJECT #	21-418
PRINTED FOR	REVIEW
DATE	1-26-22
DRAWN BY	RO
SHEET	SITE PLAN
SHEET NUMBER	C-2.0

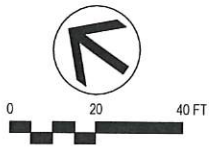


LEGEND

EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN

TREE PROTECTION FENCING



PLANT LIST				
Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees				
4	Nyssa sylvatica	Black Gum	3" Cal; 12' Hgt.	B & B; single straight leader
7	Quercus phellos	Willow Oak	4" Cal; 14' Hgt.	B & B; single straight leader
3	Quercus shumardii	Shumard Oak	4" Cal; 14' Hgt.	B & B; single straight leader
6	Ulmus parvifolia 'Allee'	Allee Elm	4" Cal; 14' Hgt.	B & B; single straight leader
Shrubs				
39	Abelia x chinensis 'Rose Creek'	Rose Creek Abelia	3 Gal.	
92	Azalea indica 'Red Encore'	Red Encore Azalea	3 Gal.	
101	Ilex cornuta 'Needpoint'	Needpoint Holly	36" Hgt.	
15	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6'-8' Hgt.	
Groundcovers				
258	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal.	Plant 18" O.C.
Other				
579	Rock Mulch	Rock Mulch	SF.	

LANDSCAPE REQUIREMENTS

A. STREETSCAPE LANDSCAPING

1. (1) large maturing tree per 40 LF; large maturing tree shall be 2" cal, 8' hgt.
Hwy 74: 340 LF / 40 LF = 9 street trees required
No trees proposed due to new NCDOT right-of-way and utility easement conflicts

Windsor Square Dr: 170 LF / 40 LF = 5 street trees required
3 existing trees, 2 willow oak = 5 street trees provided

Matthews Park Dr: (330 LF - 64 LF of driveway) / 40 LF = 7 street trees required
2 black gum, 5 Allee elm = 7 street trees provided

B. PERIMETER PLANTING

1. (1) tree and 10 shrubs per 50 LF; large maturing tree shall be 2" cal, 6' hgt; small maturing trees shall be 1.5" cal, 6' hgt.
(180 LF - 27 LF of driveway - 20 LF of easement) / 50 LF = 3 trees required
3 willow oak = 3 trees provided
(180 LF - 27 LF of driveway - 20 LF of easement) / 50 LF x 10 = 27 shrubs required
27 needpoint holly = 27 shrubs provided

C. PARKING LOT LANDSCAPING

1. No parking space shall be located more than 40' from a tree
See plan for 40' radius

2. Parking within 12' of a street property line shall be screened with a row of shrubs 36" height at planting
A row of needpoint holly at 36" height is provided to screen parking lot

D. TREE CANOPY REQUIREMENTS

1. Zone B-H (CU): tree canopy requirement of 12%
Large maturing tree is calculated to provide 1,200 SF of canopy; small maturing tree is calculated to provide 400 SF of canopy
(53,633 SF - 6,638 SF of utility easement) x 12% = 5,700 SF of canopy coverage required

QTY	Tree	Inches	Canopy Coverage	Total Canopy Coverage
4	Black Gum	3	1200	= 4800
7	Willow Oak	4	1200	= 8400
3	Shumard	4	1200	= 3600
6	Allee Elm	4	1200	= 7200
Total SF of Canopy Coverage				= 24,000 SF of canopy coverage provided

E. TREE REPLACEMENT

1. Purposeful removal of any tree approved in the original planting plan to be replaced at a 1:1 ratio
Replacement trees shall be in substantially the same locations; trees to be 4" cal min

12" x 18" x 20" x 12" = 62 inches to be removed
28" of willow oak, 12" of shumard oak, 24" of Allee elm = 64 inches provided

LANDSCAPE NOTES

ATLANTIC

- Landscape Contractor to read and understand the Landscape Specifications (sheet L-102) prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
- Contractor is responsible for locating and protecting all underground utilities prior to digging.
- Contractor is responsible for protecting existing trees from damage during construction.
- All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
- All tree protection areas to be protected from sedimentation.
- All tree protection fencing to be inspected daily, and repaired or replaced as needed.
- No parking, storage or other construction activities are to occur within tree protection areas.
- All planting areas shall be cleaned of construction debris (ie. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
- General Contractor is responsible for adding a min of 4" clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
- In all parking lot islands, the General Contractor is responsible to remove all debris, fracture/loosen subgrade to a min. 24" depth. Add topsoil to a 6"-8" berm height above island curbing; refer to landscape specifications and landscape island detail.
- Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
- Any deviations from the approved set of plans are to be approved by the Landscape Architect.
- Landscaping shall be installed in conformance with ANSI Z60.1 the 'American Standard for Nursery Stock' and the accepted standards of the American Association of Nurserymen.
- Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
- Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
- Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 2-3 inch depth of mini nuggets.
- All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of mulch (mulch type to be: double shredded hardwood mulch).
- Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2-3" above finish grade. Backfill planting pit with topsoil and native excavated soil.
- Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched; see Landscape Details.
- Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentations to be repaired.
- Water thoroughly twice in first 24 hours and apply mulch immediately.
- The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
- Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
- Site to be 100% irrigated in all planting beds and grass area by an automatic underground Irrigation System. See Irrigation Plan L-200 for design. Irrigation as-built shall be provided to the Landscape Architect within 24 hours of irrigation install completion.
- Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
- Remove stakes and guying from all trees after one year from planting.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

manley
LAND DESIGN
Landscape Architecture
770.442.8171 tel
770.442.1123 fax
Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009
manleylanddesign.com

STEPHEN L. MANLEY

CHICK-FIL-A
Matthews
9905 Matthews Park Drive
Matthews, NC 28105

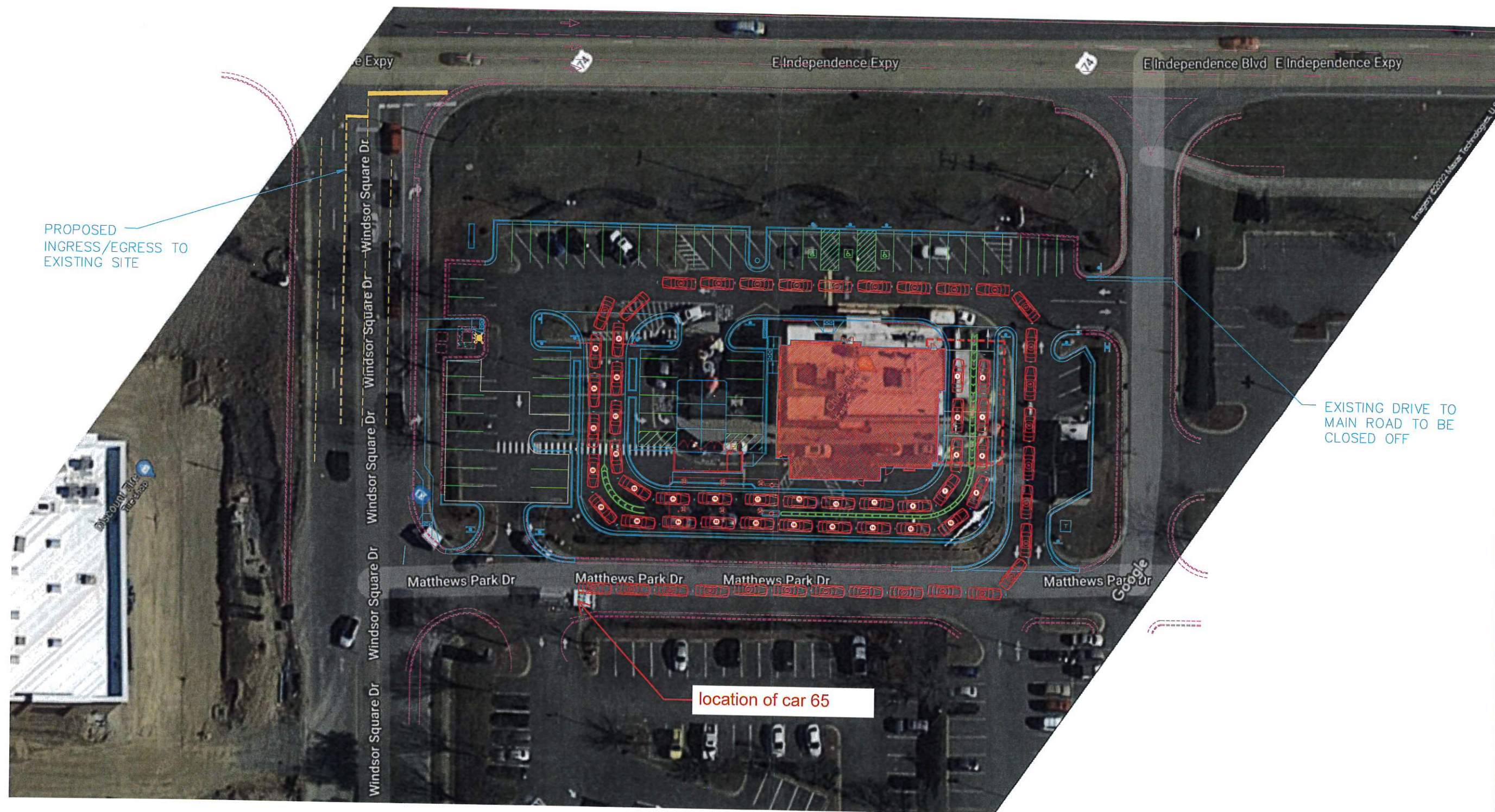
FSU# 0836

REVISION SCHEDULE
NO. DATE DESCRIPTION

M.D. PROJECT #	2021274
PRINTED FOR	Permit
DATE	12.10.21
DRAWN BY	KCN

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SHEET
Permit Landscape Plan
SHEET NUMBER
L-100



ARCHITECTURE
ENGINEERING
3680 Pleasant Hill Road
Suite 200
Duluth, Georgia 30096
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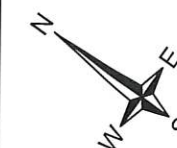
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Project Name: **CFA # 0836 MATTHEWS**

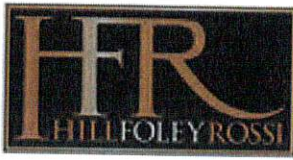
Subject: **STACKING PLANS**

FUTURE CAR STACKING PLAN

Date: 02.08.2022



HFR 21.418



February 3, 2022

Town of Matthews
Public Works Department
1600 Tank Town Road
Matthews, NC 28105
704-708-1243
shwoolard@matthewsnc.gov

Re: #836 Chick-fil-A scrape and rebuild – vehicular traffic impacts
9905 Matthews Park Drive

To whom it may concern,

The proposed project includes redeveloping the existing Chick-fil-A restaurant (0836) located at 9905 Matthews Park Drive. The project includes demolishing the existing 4300 sf building and a single lane drive thru, which accommodates a 20 car stacking queue, and building a new restaurant building site includes a new 4989 sf building and reconfigured dual lane drive thru allowing for 37 cars to stack in the queue. The new drive thru configuration is expected to increase safety, vehicular stacking as well as facilitate better vehicle movements. We have included exhibits documenting the existing and proposed drive thru configurations.

The existing drive-thru lane has the ability for approximately 20 cars to stack in the queue, which is reported to have vehicles backing up onto Independence Boulevard. The existing peak hour for the subject site is 12 PM- 1PM, and on March 20, 2020 there were a reported 198 cars were documented during the peak hour. The existing average daily vehicle count for 2019 was 1,098 vehicles, and for 2020 was 1,188 vehicles. The most vehicles reported in a single day was 1,380 on March 6, 2020. The vehicle trip data was obtained using a corporate software program, Tableau, which is utilized during the ordering process. The vehicle counts recorded were not site specific but were for a similar size Chick-fil-A location in North Carolina.

The proposed improvements will convert the existing single drive-thru into two lanes and increase the stacking queue to 37 cars vs. today's 20 capacity. Furthermore, the existing conditions exhibit illustrates after 37 cars enter the drive-thru, traffic would be impacted within Independence Boulevard. In contrast the proposed condition would facilitate approximately 56 cars in the queue before right of way areas would be impacted. Additionally, during our coordination with NCDOT regarding the proposed Independence Road Project, the existing curb cuts into the commercial shopping center are to be removed, therefore alleviating any interference with the vehicular traffic along the Independence corridor.

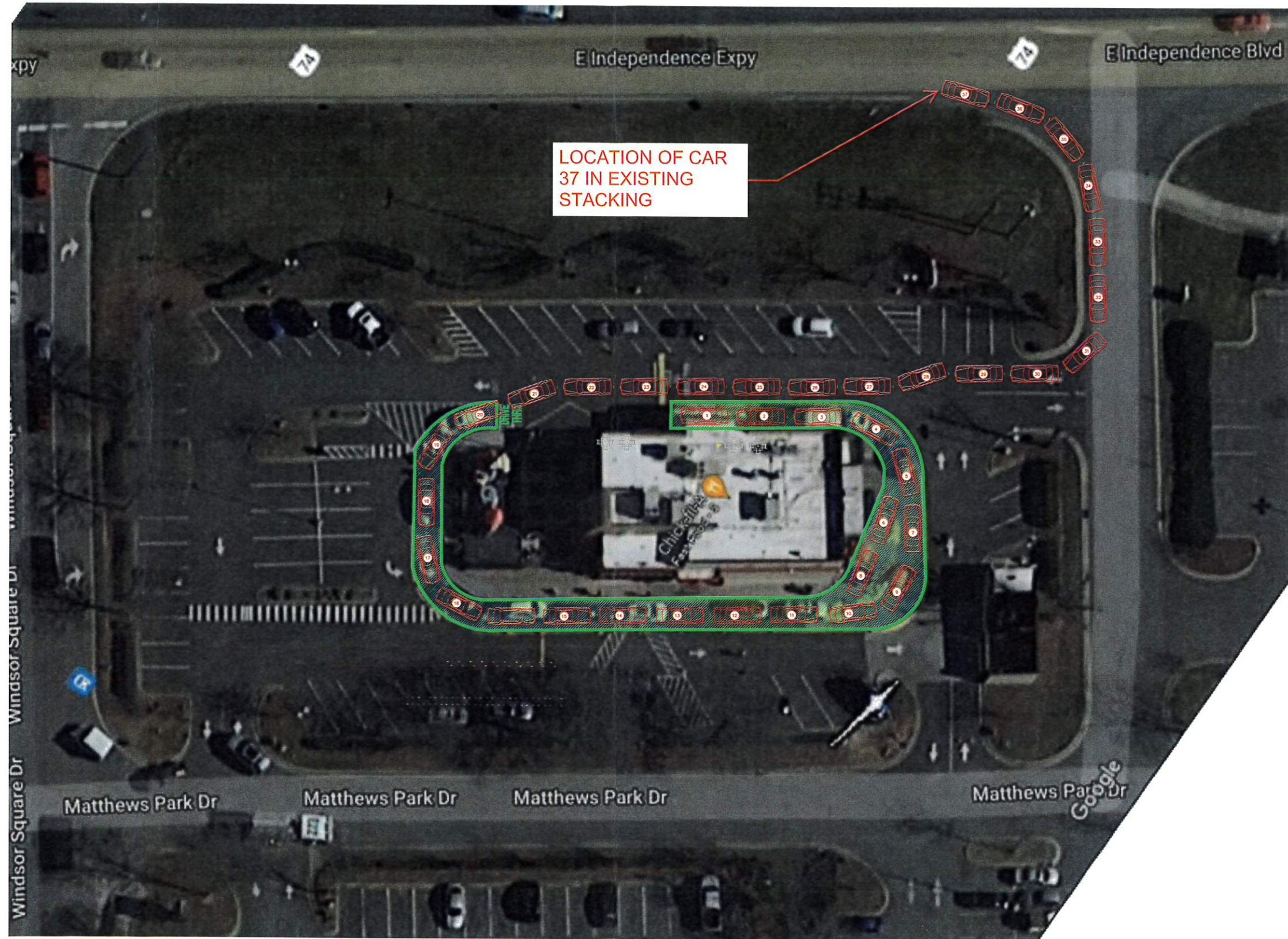
It should also be noted that a critical component to the drive-thru efficiency is the kitchen size. The new facility would have a significantly larger area, more updated and efficient equipment along with a more efficient kitchen layout which all affects the drive-thru timing and vehicle queuing.

In conclusion, the proposed drive-thru improvements will almost double the existing traffic queue concerns in the drive thru and in our opinion will greatly improve vehicular movements and safety.

Sincerely,



Casey Durden, PE



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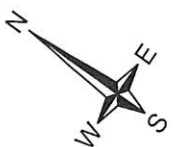
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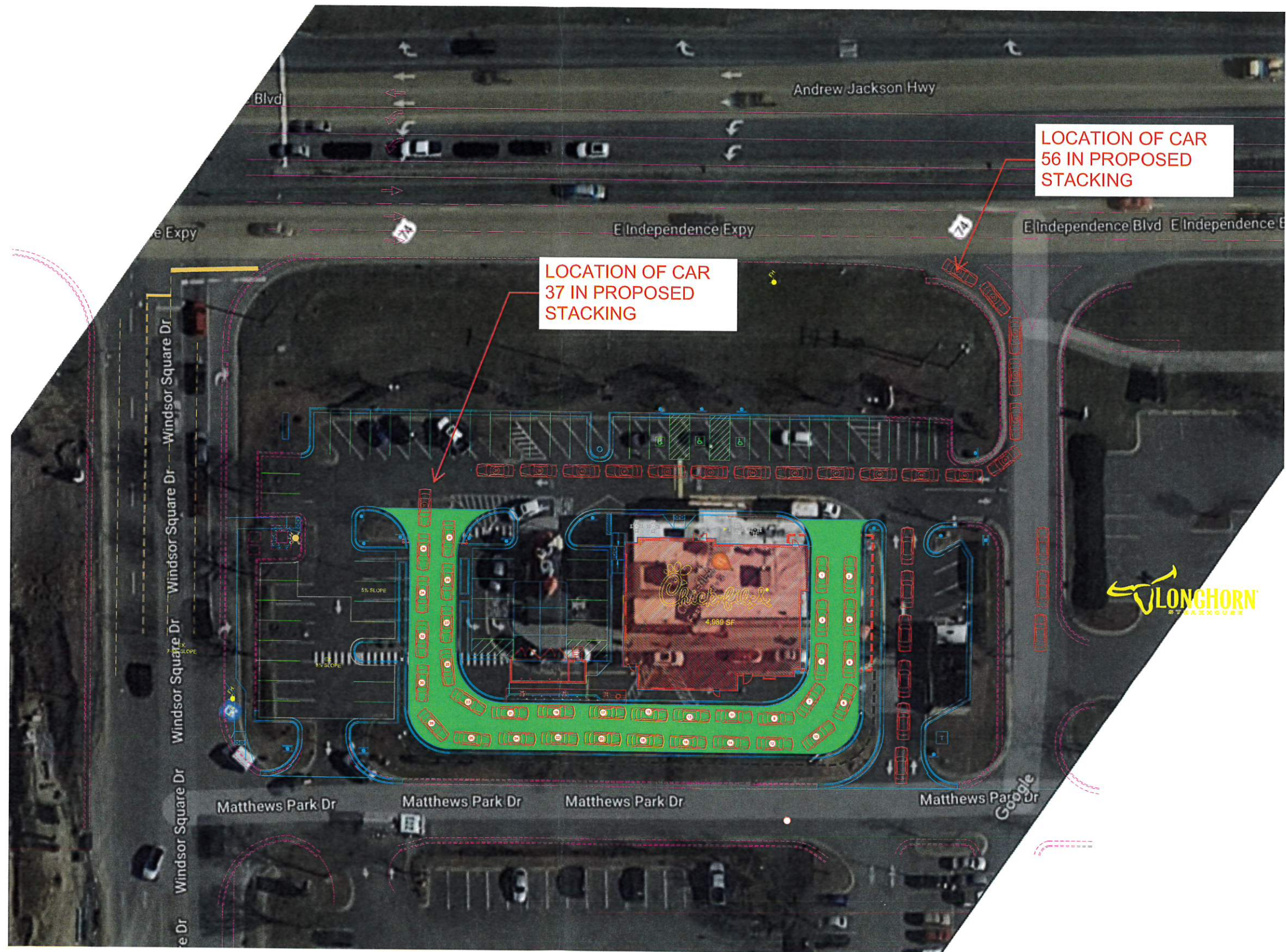
Subject: **STACKING PLANS**

EXISTING CAR STACKING PLAN

Date: 01/31/2022



HFR 21.418



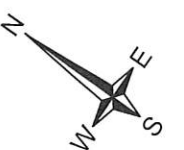
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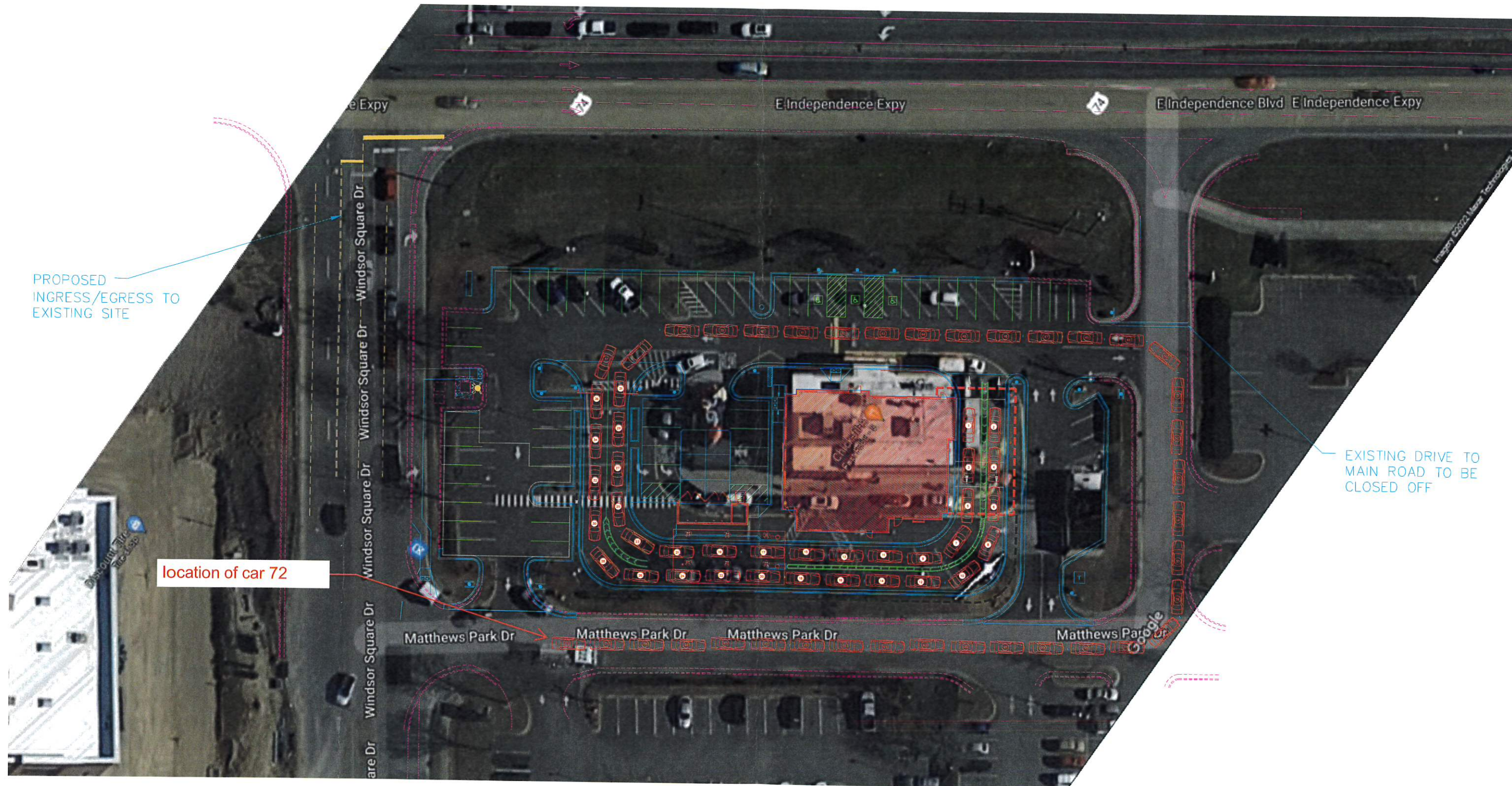
Subject: STACKING PLANS

PROPOSED CAR STACKING PLAN

Date: 01/31/2022



HF 21.418



PROPOSED
INGRESS/EGRESS TO
EXISTING SITE

location of car 72

EXISTING DRIVE TO
MAIN ROAD TO BE
CLOSED OFF



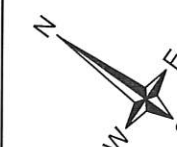
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Project Name: CFA # 0836 MATTHEWS

Subject: STACKING PLANS

FUTURE CAR STACKING PLAN

Date: 02.03.2022



HFR 21.418